



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

7/18/2007

CIVIL ENGINEERING SOLUTIONS, INC.  
322 NORTH ROCKINGHAM AVE.  
TAVARES, FL 32778-

**Re: Project No. 2007060003, Application No. 958**

**Description:** DARIAN ESTATES  
7 LOT SUBDIVISION

Dear CIVIL ENGINEERING SOLUTIONS, INC.:

Your Preliminary Plat application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

**Please respond to comments in the following manner:**

1. **Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)**
  - Revised sheets shall have revision dates in the title block.
  - Plan revisions must be either circled or their location indicated in the written response letter.
2. **Provide a written response to all comments.**
3. **All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.**
4. **Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.**
5. **When all requested information has been received, it will be circulated to the DRS staff for review.**

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Development Review  
Division of Planning and Community Design  
(352) 343-9640 or (352) 343-9739

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816  
*Board of County Commissioners • [www.lakecountyfl.gov](http://www.lakecountyfl.gov)*

JENNIFER HILL  
*District 1*

ELAINE RENICK  
*District 2*

DEBBIE STIVENDER  
*District 3*

LINDA STEWART  
*District 4*

WELTON G. CADWELL  
*District 5*

## **PLANNING & COMMUNITY DESIGN**

### **Rejection Comments**

**Item:** PRELIMINARY PLAT MEETING REQUIREMENTS OF LDR 14.07.03 & 14.07.04

**Remarks:** Please correct plan title to read "Preliminary Re-Plat Submittal". This is due to the subject property containing four (4) previously platted lots.

Please describe intended future use of structures on Lot #7. Should the residence/structures remain on site the "unimproved drive" will need to remain until the cul-de-sac/new access is completed.

Please describe reason for 200 foot setback between Lot 7 and Lot 5 and 6. Please label on either plan or in the "Notes" section on Sheet C1.

Please clearly specify the acreage of the overall property as described in the survey (refer to enclosed Title of Opinion legal description comment)

Per LDR 14.07.04 (3)(a), if applicable, please show the layout of all existing and proposed rights-of-way, sidewalks and driveways with paving and drainage plans showing existing and proposed elevations.

Per LDR 14.07.04 (3)(c), please show the location of all exterior lighting if applicable.

Please show detail/location of signage. If the sign area is not specified on the final plat it will require a site plan amendment in the future. If no signage is desired, please note such on the plans.

Text on plan on sheet C4 is cropped. Please correct as appropriate.

**Item:** OPINION OF TITLE

**Remarks:** The legal description does not account for property south of CR44A. However a boundary for that property is drawn on the survey and the acreage is accounted for in "Notes" on Sheet C-1. Please consult with your surveyor as to proper course of action.

### **Informational Comments**

**Item:** ENVIRONMENTAL ASSESSMENT

**Remarks:** 1st Comments - 7/13/07 KCG

Per Environmental Report, dated May 2007, Gopher Tortoises were found on site. A take/relocation permit must be obtained prior to approval of Construction Plans.



**Review Status:** REJECT

**PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041**

**Rejection Comments**

**Item:** ACCESS TO COUNTY (STATE) MAINTAINED ROAD OR PRIVATE ROAD

**Remarks:** Please clearly label existing road on that the proposed subdivision will be connecting on the preliminary plat.

**Item:** OFF-SITE ROAD IMPROVEMENTS (SCHOOL BUSES)

**Remarks:** Please provide a minimum 50 ft taper for the entry to proposed subdivision.

**Item:** MASTER SUBDIVISION GRADING / TYPICAL LOT GRADING

**Remarks:** July 13, 2007

The building envelope for lots must be set back from retention ponds 20 ft. Please revise preplat plans to show the building envelope area.

Please show Drainage flow lines for proposed subdivision on construction plans. (when pre-plat is approved)

**Item:** RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST -

**Remarks:** Site fronts on CR 44A (# 6886) w/0 feet from centerline of recorded right of way. Classified as a Rural Major Collector requiring 50 feet from centerline (100' total).

NOTE: All existing easements identified in a title opinion should be shown on the final plat. Any easements lying within additional required right of way will require subordination or release.

Thanks,

Judith Law  
Right of Way Agent  
Lake County  
Department of Public Works  
437 Ardice Av.  
Eustis, FL 32726  
(352) 483-9065  
jlaw@lakecountyfl.gov

**Informational Comments**

**Item:** DRIVEWAY PERMIT (STATE AND/OR COUNTY)

**Remarks:** Please submit driveway permit application to Lake County Public Works after the construction plans are approved.

**Item:** ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS SHALL BE VACATED PRIOR TO FINAL PLAT APPROVAL.

**Remarks:** Any existing platted easements need to be vacated or shown on the final plat. Currently the Florida Statutes pertaining to platting provides that a replat automatically vacates these underlying easements, however, Section 336.09 & 336.10 still exist which require a public hearing and notification. Lake County requires the applicant to apply for a vacation of these easements prior to final plat. (Please contact Patti Harker with the Right of Way Department for information about the vacation process) .

**Review Status:** REJECT

**FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** COMPLETE

**HEALTH DEPT. - MARCELO BLANCO (352) 253-6130**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** COMPLETE

**ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:** APPLICATION AND PLAN COMPLETE (WRM CAN SIGN OFF)

**Remarks:** 07/12/2007 SC

EA dated May 2007 by Intergrated Environmental Services (Homer Royals) indicates there were no wetlands on site. In addition to this there were no listed flora observed during the field inspection or likely to occur.

It was noted that 6 gopher tortoise burrows were identified and an on site relocation permit from FF&WCC would be obtained prior to construction plan approval.

**Review Status:** COMPLETE

**PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** COMPLETE

**CONCURRENCY - DEVELOPMENT REVIEW**

**Rejection Comments**

**Item:** PUBLIC WORKS APPROVAL (TRANSPORTATION & STORM WATER

**Remarks:** 7/12/07 - pending approval from Public Works review/jsm.

**Item:** PARKS & RECREATION APPROVAL (RESIDENTIAL ONLY)

**Remarks:** 7/12/07 - pending approval/jsm.

**Informational Comments**

**Item:**  
**Remarks:**

**Review Status:** REJECT